

**AGENDA MEMO**

**CITY COUNCIL MEETING DATE: February 21, 2007**

**DEPARTMENT: Metropolitan Police**

**ITEM DESCRIPTION: ABEYANCE ITEM - Hearing to consider the appeal regarding the Notice and Declaration of Chronic Nuisance located at 1919 E. Fremont. PROPERTY OWNER: JOSE E. & AZALEA PERAL - Ward 3 (Reese)**

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The subject property was deemed to be a public nuisance as defined in Las Vegas Municipal Code, Title 9.04.010 and 9.040.020, dealing with nuisances.

A Notice and Declaration of Chronic Nuisance was sent to the property owners requesting they correct the nuisance per Title 9.

Your property continues to be infested with criminal activity and it will no longer be tolerated. We request the following:

1. Hire more security guards and have them work on a 24-hour basis.
2. Provide proof that back ground checks are being conducted.
3. Take a more proactive role in reducing the calls for service which is a result of the enormous amount of criminal activity and poor management skills.
4. Comply with the IDL program.
5. Take a more proactive role in screening tenants.
6. Evict all problem tenants that security or LVMPD informs you of immediately.
7. Call LVMPD's Crime Prevention Specialist for assistance on reducing your property of criminal activity. (Pam Terry 828-4306)

This conduct constitutes a Chronic Nuisance as defined by Las Vegas Municipal Code 9.04.010. Pursuant to Las Vegas Municipal Code 9.040.020, every person who causes or maintains a public nuisance or chronic nuisance, or who wilfully omits or refuses to perform any legal duty relating to the abatement of such a nuisance.

1) Shall be guilty of a misdemeanor; or  
2) Shall be liable civilly to the City and, upon such finding based upon substantial evidence, shall be responsible to pay civil penalties of not more than five hundred dollars per day for each day that any nuisance remained unabated after the date specified for abatement in the notice of violation.

(B) Each day that a violation of this Section continues, whether pursued criminally or civilly, constitutes a separate violation for purposes of criminal prosecution or civil proceedings.

## *City of Las Vegas*

Today's hearing is to consider the appeal for the Notice and Declaration of Chronic Nuisance filed by Azalea Peral, property owner and responsible party.